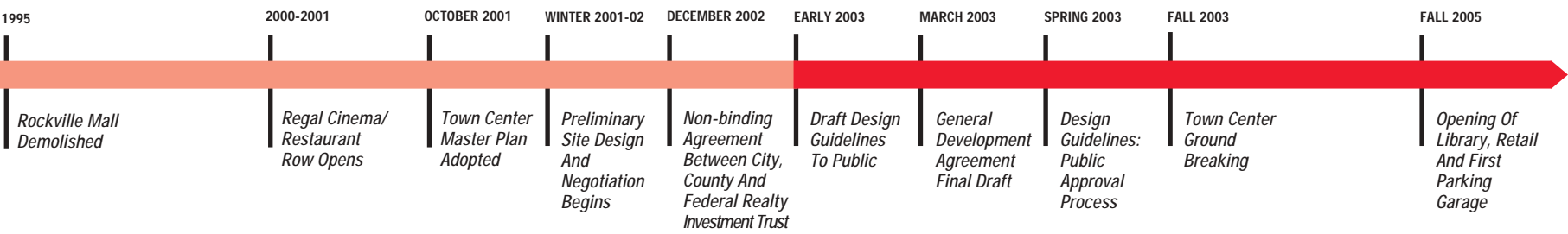


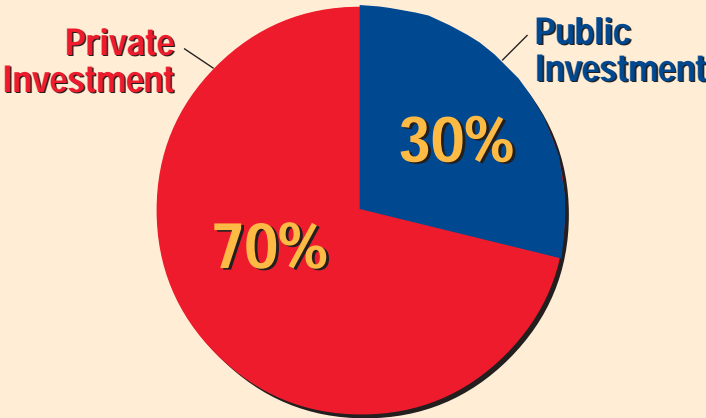
Town Center Time Line — Building Toward The Future



Rockville's developing Town Center will emerge east of North Washington Street and west of Maryland Route 355. The new downtown is close proximity to the Rockville Metro and MARC rail stations. The highlighted yellow outline above will be the first 15 acres of Town Center to be developed.

Costs for the Development of Town Center

Private Investment	
Federal Realty Investment Trust	\$108 M
Condominiums	\$33 M
Foulger-Pratt	\$78 M
Total Private = \$219 Million	



Public Investment	
Land Acquisition/Tenant Relocation	\$6.5 M
Streets, Town Square, Infrastructure	\$15.3 M
Design, Environmental, Legal	\$4.0 M
Development Fees and Contingencies	\$1.9 M
Parking Garages	\$46.8 M
Rockville Regional Library	\$21.1 M
Cultural	\$1.9 M
Total Public = \$97.5 Million*	

Total Investment = \$316.5 Million

*Combination of City, Montgomery County, State of Maryland and federal funds.



The atmosphere of Rockville's new Town Center will be created by its pedestrian-friendly environment, which will include wide sidewalks and street cafés.

For more information on Rockville's developing Town Center, call the City of Rockville's Department of Planning and Community Services at 240-314-8200 or see the City Web site at www.ci.rockville.md.us.

"We are all concerned about having a healthy City. A vibrant Town Center is important to a healthy City."

Joy E. Young, Executive Director, Rockville Chamber of Commerce

"The Rose Hill community feels that this development is essential to provide us with a livable urban community center. The presence of a new library, and the shopping and entertainment activities, will make living in Rockville so much more enjoyable and life in our City more rewarding."

Nadeem Tahir, President, Rose Hill Community Assoc.

"Those of us who have seen the loss of our small town to urban sprawl, traffic, and developer exuberance are at last looking at a revived, resident sensitive, pedestrian driven downtown Rockville in the Town Center Plan."

Phyllis Marcuccio, President, East Rockville Citizens Association